

LOT 10 BLOCK A CHAPEL HILLS
ADD #1. 516-103, 729-349, 795
-1676, WD 1136-489, WD 1230-

SEARS JUDITH C
796 SW BISCAYNE GLN
LAKE CITY, FL 32025

2026

06-4S-17-08098-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0900	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	15,524
BAS	1,575	100		1,575	127,344
FGR	399	55		219	17,707
FST	76	55		42	3,396
TOTALS	2,242			2,028	163,971

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00
3	0294	SHED WOOD/	0 100	20	19	1.00	UT	1,500.00	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	2 0.00	0.00	1.00

REVIEW DATE 09/27/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,028	111.0650	124.39	252,263	1984	1984	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2013 Heated Area: 1767 HX Base Yr 2013													
796 SW BISCAYNE GLN, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF													
2,425													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100		*RSF	2 0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		163,971	
TOTAL MARKET OB/XF VALUE		2,425	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		184,896	
SOH/AGL Deduction		67,238	
ASSESSED VALUE		117,658	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		66,936	
TOTAL JUST VALUE		184,896	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,896	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1347/1383	10/31/2017	LE	U	I	14	100	
GRANTOR: JUDITH SEARS (LIFE ES)							
GRANTEE: ROSS JAY SEARS (RMD)							
1230/2269	2/29/2012	WD	Q	I	01	120,000	
GRANTOR: CHARLES T PURCELL							
GRANTEE: JUDITH C SEARS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 BAS= N12 W16 S12 E16\$ W36 FST= W19 S4 E19 N4\$ S4 FGR= W19 S21 E19 N21\$ S21 E36 S2 E25N27\$.									